

DISTRICT III ADVISORY BOARD AGENDA

**October 5, 2016
6:30 p.m.**

**Wichita Water Center
101 E. Pawnee
Wichita, KS 67211**

ORDER OF BUSINESS

Call to Order
Approval of Agenda for October 5, 2016
Approval of Minutes for September 7, 2016

STAFF REPORTS

1. Fire Report

WFD will report on any specific issues of concern in the area.

Recommended Action: Receive and file.

2. Police Report

WPD will report on any specific issues of concern in the area.

Recommended Action: Receive and file.

PUBLIC AGENDA

3. Scheduled items

Carrie Corliss or Jacqueline Cook-Green with Family Promise of Greater Wichita will provide an overview of their organization.

Recommended Action: Receive and file.

4. Paul Davis (DAB) will discuss the property located on Washington & Lincoln, NE corner, which was formerly known as Five Kings. The previous business was on the news for illegal activity and eventually shut down by the state.

Recommended Action: Receive and file.

5. Off-agenda items

Any individual present that did not request to speak on the public agenda prior to the meeting may speak at this time.

Recommended Action: Provide comments/take appropriate action.

NEW BUSINESS

6. CON2016-00041

Bill Longnecker, Senior Planner, will present a City Conditional Use for night club in the city within 300 feet of residential zoning district; generally located west of Hillside and south of 31st (3201 E. 31st St S.) to correct a non-conforming use.

Recommended Action: Approval of this Conditional Use application would create current UZC compliance for an existing nightclub that was established long before the adoption of the Wichita-Sedgwick County UZC in 1996. If denied, the applicant could continue to operate as a lawful non-conforming use, but with the burden of maintaining the site's non-conforming rights.

7. CON2016-00023

Bill Longnecker, Senior Planner, will present a City Conditional Use for a Nightclub in the City in LC Limited Commercial zoning within 300 feet of residential zoning, a church and a park, generally located west of S. Broadway and north of E. Zimmerly Street (1321 S. Broadway).

Recommended Action: Based upon the information available prior to the public hearings, including the specific direction given in the South Central Neighborhood Plan, planning staff recommends that the request for a Conditional Use for the requested uses be **DENIED**.

8. CON2016-00031

Bill Longnecker, Senior Planner, will present a City Conditional Use to permit a Tavern and Drinking Establishment and an Entertainment Establishment within 300 feet of residential zoning on property zoned LC Limited Commercial and generally located north of Lincoln and east of Oliver (4916 E. Lincoln - The Hideaway)

Recommended Action: The applicant indicates the site has been a “tavern and drinking establishment” and an “entertainment establishment in the city” for over 25 years. It appears that the use has not been incompatible with nearby uses. Approval of the additional request for a “nightclub in the city” should not add an additional burden to adjoining property owners. Based upon the information available prior to the public hearings, planning staff recommends that the request for a Conditional Use for a Nightclub in the City be **APPROVED**, with the following conditions:

BOARD AGENDA

9. Updates, Issues, and Reports

Opportunity is provided for the Council Member and District Advisory Board Members to report any activities, events, or concerns in the neighborhoods and/or Council District.

Recommended Action: Provide comments/take appropriate action.

10. Adjournment

The next District III Advisory Board meeting will be November 2, 2016 at 6:30pm at The Water Center, 101 E. Pawnee.